

City Council Introduction: **Monday**, September 25, 2006
Public Hearing: **Monday**, October 2, 2006, at **1:30** p.m.

Bill No. 06-174

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 06056**, to amend Section 27.67.020 of the Lincoln Municipal Code, to change the off-street parking requirement in the H-2 Highway Business and H-3 Highway Commercial Districts.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 09/13/06
Administrative Action: 09/13/06

STAFF RECOMMENDATION: Approval

RECOMMENDATION: Approval 9-0 (Strand, Cornelius, Sunderman, Taylor, Larson, Krieser, Carroll, Esseks and Carlson voting 'yes').

FINDINGS OF FACT:

1. This is a request initiated by the Planning Department to amend the Parking Matrix to reduce the parking required for the H-2 and H-3 Districts from one parking space per 200 square feet of floor area to one space per 300 square feet of floor area. The relocation of an existing business on North 48th Street led staff to note that the requirement in these two zoning districts is more stringent than in all the other business districts.
2. The staff recommendation of approval is based on the "Analysis" as set forth on p.2.
3. On September 13, 2006, this application appeared on the Consent Agenda of the Planning Commission and was opened for public hearing. No one came forward to speak.
4. On September 13, 2006, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: September 18, 2006

REVIEWED BY: _____

DATE: September 18, 2006

REFERENCE NUMBER: FS\CC\2006\CZ.06056

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for September 13, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.06056

PROPOSAL: Amend section 27.67.020 (b) Parking Matrix to revise the required parking in the H-2 and H-3 districts..

CONCLUSION: This amendment will require the same parking (1 space per 300 sq. ft. of floor area) as the majority of the other commercial districts.

RECOMMENDATION:

Approval

ANALYSIS:

1. This request is to amend the Parking Matrix to reduce the parking required for the H-2 and H-3 Districts from one parking stall per 200 square feet of floor area to one space per 300 square feet of floor area.
2. The increased parking required in the relocation of Schaffers from the east side of N. 48th street to the west side brought this to the Planning Directors attention.
3. The department initiates the request and supports the application since there appear to be no detrimental impacts while reducing the impact on business.
4. Following is the proposed change:

Text Amendment to Lincoln Municipal Code (LMC) Title 27 Section 27.67.020 - Parking Matrix- To change the off-street parking requirement in the H-2 and H-3 zoning districts from one parking space per 200 square feet of floor area (1/200) to one parking space per 300 square feet of floor area (1/300). See attached matrix.

Prepared By:

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August 29, 2006

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CHANGE OF ZONE NO. 06056

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

September 13, 2006

Members present: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 06056**; **CHANGE OF ZONE NO. 06057** and **PRE-EXISTING USE PERMIT NO. 8F**; **SPECIAL PERMIT NO. 06048**; **COMPREHENSIVE PLAN CONFORMANCE NO. 06010**; **COMPREHENSIVE PLAN CONFORMANCE NO. 06011**; **ANNEXATION NO. 06015**, **CHANGE OF ZONE NO. 06058** and **USE PERMIT NO. 06005**.

Ex Parte Communications: None.

Item No. 1.4, Comprehensive Plan Conformance No. 06010, was removed from the Consent Agenda at the request of Commissioner Strand.

Taylor moved approval of the remaining Consent Agenda, seconded by Carroll and carried 9-0: Carlson, Carroll, Cornelius, Esseks, Krieser, Larson, Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 06048, Comprehensive Plan Conformance No. 06011 and Use Permit No. 06005, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

Figure 27.67.020
PARKING MATRIX

Parking Spaces	Zoning Districts													
	AGR	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-T	O-1	O-2	O-3	B-1
1 space/dwelling unit														
1.75 spaces/dwelling unit														
2 spaces/dwelling unit														
1 space/2 dwelling units														
1/1200 sq. ft.														
1/600 sq. ft.														
1/500 sq. ft.														
1/300 sq. ft.														
1/225 sq. ft. SEE NOTE 5														
4/200 sq. ft.														
1/150 sq. ft.														
1/100 sq. ft.														
1/room + 1/100 sq. ft. of accessory uses														
4.5 spaces/1000 sq. ft.														
2 spaces/3 persons on maximum shift or 1/1000 sq. ft. SEE NOTE 6														
AG District: None except schools, churches & similar uses. B-4 DISTRICT: As per additional conditions.														

Notes:

1. Garages and service stations
2. Bowling alleys and restaurants
3. Except hotels, motels, and restaurants
4. Construction of the required parking spaces may be deferred to 1 space/300 sq. ft. until the building is being used for doctor's and dentist's offices.

5. If the number of spaces required by the building ratio is greater than required by the employee ratio, an additional parking area shall be reserved for future development.